INCREASE SHOWN IN REALTY DEALS FOR FISCAL YEAR

Nearly Nine Thousand Transactions Recorded For 1912.

GAINS RECUISED IN **NEARLY ALL MONTHS**

Week Just Closed Has Been Best Of the Month-Real Estate Transfers.

That nearly 9,000 transactions in real estate were effected during the fiscal year 1912, which ends today, is shown by an examination of the records of the office of the recorder of deeds. The records also diclose an increase of about 300 transactions over the business of any previous fiscal year in the history of the office. These figures apply only to deeds or actual conveyances of land. When the figures for the volume of busi-

ness done during the fiscal year in

the recorder's office are viewed, it is

discovered that 26,138 papers have

been filed for record. This number

is over 900 in excess of the fiscal

year 1911, which had held the high year 1911, which had held the high mark for the office business.

The number of papers filed this month shows the only material decrease in a comparison month for month with the fiscal year 1911. In most of the months substantial increases are noted. The record by mionths for the past year shows. July, 1911, 2,019 papers: August, 2,006; September, 2,2616; October, 2,490; November, 2,280; December, 2,183; January, 1912, 2,340; February, 1,996; March, 2,256; April, 2,280; May, 2,383, and June 2,184.

Increase Shown.

A computation of the volume of trading for the month of June reveals an increase of 400 lots and parcels of realty over the business transacted in June, 1911, although the number of transactions closed this month is forty-two behind the simflar period of last year. The month just closed saw 683 sales made, involving 1,589 lots and parcels of real

Investments for June, 1912, are slightly in advance of the previous June. The total invested in the purchase of and loans on real estate this month was \$5,250,000. Last June investments totaled \$5,000.000.

1833 and 1835 S street northwest and T street northwest; between Seventeenth and Eight-eenth streets—Virginia W. L. Brunetti (Duchess D'Arcos) to Woodbury Blair, all interest in lots 155 and 157, square 132, and north one-half original lot 19, square 152, \$10.

Northeast.

Ninth street northeast, between E and F streets—Charles B. Coffin to Joseph B. Stein, lot 15, square 914, \$10.
1628 A street northeast—Agron R. Townshend et ux. to William S. Tancre, lot 31, equare 1683, \$10.
H street northeast, between Fifth and Sixth

The week just closed was one of the best of the month. The brokers succeeded in closing 166 sales, in which ceeded in closing 166 sales, in which were involved the transfer of 487 lots and parcels of real estate. In the matter of loans the week's business took precedence for the month, the figures for the past six days exceeding the million dollar mark. Several important sales involving high priced property were effected and the brokers are much encouraged in the hope that the Spring activity will continue well into the summer season.

As befitting the time of the year the greatest activity this week was in the outlying suburbs, where 298 parcels changed owners. The northwest ranked next with seventy-seven lots transferred, and the near-urban district came

red, and the near-urban district came third with sixty-three sold. In the northeast, thirty lots were conveyed, and in the southwest, twelve. The southeast was in last place this week with sneven lots sold.

Buys Property.

The George Washington University yesterday closed the purchase of the property at 2019 G street northwest, which it has been occupying recently. The property was the former home of St. Rose's Industrial School and had been bought by Thomas H. Pickford. who rented to the university. The consideration in the sale from Mr. Pickford to the university is given as \$37,500, of which \$5,000 is paid in cash. A loan of \$22,500 was secured through the Riggs National Bank, and Mr. Pickford took a second trust for \$10,000. Both loans are payable in five years and bear 5 per cent interest.

cent interest.

Quite a number of large loans were made during the past week and aided in swelling the figures of the money market to \$1,021,283.83. This large sum was borrowed on the security of \$55 lots at an average interest rate of 5½ per cent. Straight loans had the lion's share of the week's business abouting a cert et al. to Sarah N. Eastman, lot fl., square 375, \$10.

1331 V street northwest—Neitie Bush et vir. Tobias, to Charles, R. Newman, lot 187, square 235, \$10.

1212 Elghth street northwest—Parke Herold et al. to Margaret A. Herold, part lot 4, square 424, \$10.

1253 Ninth street northwest—Jacob Ourisman et ux, to Elizabeth R. Pendleton, lot 43, square 400, \$10.

2019 G street northwest—Thomas H. Pickford et ux, to the George Washington University, original lot 5, west one-half original lots 19 and 21, square 102, \$22,500.

2130 Thirteenth atreet northwest—John T. Arms et al., trustees, to Potomac Insurance Company, lot 147, square 235, \$3,500. the week's business, showing a total of \$760,351.28. The sum of all the notes given for deferred purchase money this week was \$132,332,55. The building associations advanced to members \$113,600. Property in the northwest was most sought as security for loans. On prop-erty in this section was borrowed \$510,-925. County property was a close second with a total of \$461,420.03. The record of loans in the other sections was: Northeast, \$31,200; southeast, \$9,090.80; southwest, \$8,648.

Northwest Dwellings Have Changed Owners

Mrs. Addie V. Hickman has pur chased from Charles A. Peters the six-room dwelling at 4103 Eighth street northwest, and Harry M. Test bought a similar house at 4407 Ninth street northwest. Each house was sold for \$4,300, by Phillips & Sager.

Today's Transfers.

1442 P street northwest—George Howard et al., trustees, to Jivan Babashanian and Mihran Nakkashian, lot 0, square 210, \$10.

1440 P street northwest—Jane A. Riggs to Jivan Babashanian and Mihran Nakkashian lot 61, square 210, \$10.

Eleventh street northeast, between F and G streets—Campbell Carrington et al. to Rosa F. Jackson, art original lot 17, square 950, \$3,500. Rosa F. Jackson conveys same property to Israel Batist Church, \$35.

Beall's Adventure—Arthur B. Shreve et ux. to Lucy S. Tascott, lots 11 to 17, square 5132, \$10.

5132, \$10.

537 First street northeast—Ernest Kubel et ux. to Vois Matthews, lot 41, square 724, \$10.

Mt. Pleasant—Charles E. Wire et ux. to George S. Daniel, lot 713, \$19.

Washington Highlands—Charles G. Taylor to John E. Cogswell, lot 10, block 1, \$10.

Sherwood—Clara A. Marden et vir, Edwin R. to Joseph N. Anderson, lots 7 and 8, 8quare 4129, \$809.32. Same to James W. Smith, lot 6, square 4293, \$532.95.

Dobbins Addition—William C. Blundon et

Dobblins' Addition—William C. Blundon et ux. to Elizabeth C. Ruie, lot 74, block 19, \$10. \$10.

Effinsham place—Barbara M. Graf to David J. Lunigan, lots 17 to 40, block 19, \$10.

Widow's Mite—Leroy Tuttle to Anna H. Tuttle, lots 46, 47, 48, and part lot 45, square 2529, \$1.

Lanier Heights—McLachien Banking Corporation to Nathaniel Sloan, lots 408 and 409, \$100.

Q street northwest, between Twenty-fifth and

Q street northwest, between Twenty-fifth and Twenty-sixth streets—Cora B. Deeble to David N. Rust, ir., lot 23, square 1287, \$10. Ellaston Terrace—Conrad M. Chaney to Janie O. Wood, part lot 1, block 4, \$10. Greenvale—William J. Flather et al., trus-tees, to J. Eakin Gadsby, lot 14, \$4,500, Woodridge—Miles H. Bronson to Albert H. Brewood, lot 1, square 4339, \$1.

Views Illustrating Advance in Building of Detached Type of House

New Residence of Horace G. Smithy at Fourteenth and Decatur Streets Northwest, Showing Garage in Basement.



Residence of Frank Lyon, at Lyonhurst, on the Virginia Hills, and New Garage and Water Tower to be Erected.

\$10.

1420 Corcoran street horthwest—Henry C. Espey, trustee, to Fentress Gardner, lot 44.

square 298, \$10.

1202 and 1204 Third street northwest—Harriet E. Clarke to Alfred B. Baker part original lots 1 and 10, square 523, \$10. Alfred B. Baker conveys same property to Harriet E. Clarke, \$10.

Florida avanue northwest, between Sixteenth and Seventeenth alreets—David N. Rust et ux. to Amelia N. S. Oliver, part original lot 6, square 174, \$10.

Fifteenth and M streets northwest—Charles N. C. Brown et ux. to Episcopal Eye, Ear, and Throat Hospital, lots 5 to 13, square 214, \$10.

1921 S street northwest—Wharton E. Lester N. C. Brown et ux. to Episcopai Eye, Emr. and Throat Hospital, lots 8 to 13, square 214, \$10.

1921: S street northwest—Wharton E. Lester et al., trustees, to Clarence F. Norment and Charles E. White, lot 16, square 109, \$7,100.

Wisconsin avenue extended—Lewis E. Breuninger et ux. to Marian E. Scranage, lot 366, square 1300, \$10.

601 and 603 Seventh street northwest and 633 F street northwest—Charles Dietz et ux. to Bessie L. Brown, lot 39, square 455, \$10.

Bessie L. Brown conveys same property to Leon E. Greenbaum, \$10.

712 and 714 Tenth street northwest—Theodore Diederich et ux. to Abraham Lisner, south one-half original lot 15, square 345, \$10.

John L. Weaver et ux. te same, part original lot 15, square 345, \$10.

John L. Weaver et ux. te same, part original lot 15, square 33, \$10.

1522 Sixth street northwest—Randolph McBee et ux. to Solomon and Esther Rosenthal, lot 38, square 445, \$10.

New Jersey avenue northwest, between H and I streets—Eugene Carusi et al., trustees, to William W. Wheeler, part lot 7, square north of 563, \$5,400.

1833-1835 S street northwest and T street northwest, between Sevenjeenth and Eighteenth streets—Woodbury Blair et al. to Edna L. Clapp, lots 156 and 157, square 132, and north original lot 19, square 152, \$10.

H street northwest, between Thirteenth and Fourteenth streets—Edward G. Perry to Gist Blair, lot 69, square 252, \$10.

8 square 257, \$10.

1331 V street northwest—Nettle Bush et vir, Tobias, to Charles, R. Newman, lot 187,

Southwest.

441 Seventh street southwest-Max Needle et ux. to Abe Rosenberg, lot 39, square 435, 308 C street southwest—Mary C. Green to Girolamo Burruto and Teresa Burroto, part Girolamo Burruto and Teresa Burroto, part original lot 16, square 535, \$10. 1375 Huntoon court southwest—Glenn Brown et ux. to William B. Lord, lot 74, square 503, \$10. William B. Lord conveys same property to Mary E. Brown, \$10. 207 H streets southwest—Bernard Leonard et ux. to Robert M. Banks, part lot 1, square 587, \$10. ux. to Robert M. Banks, part lot 1, square 587, \$10.
Alley between N and O, Half and First streets southwest—Elizabeth K. Prescott to Roy E. Haynes, lots 49 and 50, square 652, \$175.

Southeast.

326 Tenth street southeast-Roger Melling et ux. to Nellie M. Estabrook, lot 28, square 970, \$10. 970, \$10.

Sixteenth and C streets southeast—Alvin M.

Lothrop to Harriet L. Luttrell, lot 1, square
1088, \$10.

744 Ninth street southeast—William J. Johnson to John Scrivener, part original lot 8,
square 950, \$10.

Eighth street southeast, between E and G
streets—Blair Lee, trustee, to Louis Rosenberg, part lots A and C, square 903, \$2,640.

Near-Urban.

Near-Urban.

Pleasant Plains-Maria L. Brown to Charles F. Myers, lbts 190 and 191, \$10. Charles F. Myers et ux. to George L. Goodacre, same property, \$10.

Columbia Heights-Albert S. Flint et ux. to Lloyd G. Henry, lot 11, block 37, \$10.

Columbia Heights-Lloyd G. Henry to George C. Pumphrey and John F. Bayne, lot 11, block 37, \$10.

Mount Pleasant and Pleasant Plains-David J. Dunigan to Harry F. Patterson, lots 77, 78, 79, block \$10.

Mount Pleasant and Pleasant Plains-David J. Dunigan to Mattie W. Hand, lot 72, block 8, \$10.

Mount Pleasant and Pleasant Plains-David J. Dunigan to Mattie W. Hand, lot 72, block 8, \$10.

Mount Pleasant and Pleasant Plains-David J. Dunigan to Louise R. Augusterfer, lots 74, 75, 75, and 80, block 8, 410.

J. Dunigan to Louise H. Augusterfer, lots 74, 75, 76, and 80, block 8, \$10.
University Park—M. Augusta Magruder to George H. Magruder, lot 15, block 44, \$10.

1123 Girard street northwest—George C. Pumphrey et al. to James H. and Corn S. Nail, lot 134, block 24, Columbia Heights, \$10. equare 1683, \$10.

street northeast, between Fifth and Sixth streets—Julia A. Venzey to Herman R. Howenstein, lot 10, square \$32, \$10.

Howenstein, lot 10, square \$32, \$10.

Howenstein with a street northwest—George H. Magruder, lot 15, block 44, \$10.

Howenstein with a street northwest—George H. Magruder, lot 15, block 44, \$10.

Howenstein with a street northwest—George C. Pumphrey et al. to James H. and Cora S. Nail, lot 134, block 24, Columbia Heights, \$10.

Howenstein with a street northwest—George C. Pumphrey et al. to James H. and Cora S. Nail, lot 134, block 24, Columbia Heights, \$10.

Howenstein with a street northwest—George C. Pumphrey et al. to James H. and Cora S. Nail, lot 134, block 24, Columbia Heights, \$10.

Howenstein with a street northwest—George C. Pumphrey et al. to James H. and Cora S. Nail, lot 134, block 24, Columbia Heights, \$10.

Howenstein with a street northwest—George C. Pumphrey et al. to James H. and Cora S. Nail, lot 134, block 24, Columbia Heights, \$10.

Reasons Why You Should Buy in

CHEVY CHASE

No. 3

The approach to Chevy Chase is through Washington's most exclu-

sive residential section. There is no

poorly built section through which

Thomas J. Fisher & Co. Inc.

General Sales Agent.

Send for plats and illustrated booklet.

See Réason No. 4 in Monday's

T. Hobb, lots 25, 27, and 28, square 1682, \$10.

1811 Third strees northeast—John J. Ash to Mary A. Murphy, lot 14, square 774, \$10.

Second and Parker streets northeast—Leonidas Triplett, fr. to Alexander B. Walters, part lots 33 to 38, and all lot 39, square 750, \$10.

Wylle street northeast, between Twelfth and Thirteenth streets—Vernon G. Owen et ux. to Matilda Schwinghammer, lot 81 and part lot 18, square 1003, \$10.

Seventh streets—Vernon G. Owen et ux. to John T. Hendrick, lot 45, \$6,700.

Seventh streets—Vernon G. Owen et ux. to John T. Hendrick, lot 45, \$6,700.

Seventh streets—Vernon G. Owen et ux. to John T. Hendrick, lot 45, \$6,700.

Seventh streets—Walbridge et al. to Pomfrett L. Herndon, lots 28 and 41, square 885, \$10.

M. and Annie E. Cowhig. lot 72, block 23, \$10.

Holmead Estate—Sidney Alexander, trustee, to John T. Hendrick, lot 45, \$6,700.

Long Meadows—George F. Adams to Goodman Hayes, lot 167, block 27, \$10.

Seventh street northeast, between Sixth and Seventh streets—Mary W. C. Bayard et al. to Mount Pleasant—Harry Wardman et al. to Mary J. Feanister, lot 56, square east of 2535, \$10.

Highylew—Harry Wardman et al. to Mary J. Feanister, lot 56, square east of 2535, \$10.

Kylles treet northeast, between A and B streets—Midden McEuen Dick to Washburn E. Davis, part original lot 14, square 887, \$10.

Sixth street northeast, between A and B streets—Midden McEuen Dick to Washburn E. Davis, part original lot 14, square 887, \$10.

South Grounds Columbia University—Pinckney B. S. Pinchback et ux. to Matilda Cowsill, part lot 15, block 40, \$10.

Helmead Estate—Sidney Alexander, trustee, to John T. Hendrick, lot 45, \$65,700.

Helmead Estate—Sidney Alexander, trustee, to John T. Hendrick, lot 45, \$65,700.

Helmead Estate—Sidney Alexander, trustee, to John T. Hendrick, lot 45, \$65,700.

Helmead Estate—Sidney Alexander, trustee, to John T. Hendrick, lot 45, \$65,700.

Helmead Estate—Sidney Alexander, trustee, to John T. Hendrick, lot 45, \$66,700.

Helmead Estate—Sidney Alexander, trustee, to John T. He Lynn, lot 765, \$10.

White Haven—William F. Fletcher to Jane Walker, lot 10, equare 1418, \$10.

South Grounds Columbian University—Leo Simmons et ux. to Jesse J. Haas, lot 48 and part lot 49, square 2661, \$10.

Moore & Barbour's Second Addition—John C. Detchman et ux. to Elizabeth H. Johnson, lot 47, block 7, \$10.

Kalorama avenue—Mathilde Degges to Mary C. Schafer, part lot 18, Widow's Mite, \$10.

Meridian Hill—Pomfrett L. Herndon et ux. to Elizabeth Walbridge and Alice C. W. Briggs, lot 70, block 11, \$10.

Le Droit Park—Harry A. Kite et ux to Flossie L. Thompson, lot 53, equare 3080, \$10.

Pifteenth street northeast, between C and D streets—Miranda B. Tulloch to William Murphy, lots 5 to 13, block 1, Rosedaie and Isherwood, \$10.

Petworth—Alexander Miller et ux. to Nellie Isherwood, \$10.

Petworth—Alexander Miller et ux. to Nellie
L. Hortman, lot 27, square 69, \$10.

Petworth—Katharine L. Brown to Wendell
Davis, lot 45, square 24, \$1. Wendell Davis
conveys same property to Frank W. Adams, conveys same property to Frank W. Adams, \$1.

Linthicum Estate—Henry M. Paul et ux. to Edward S. McKnew, lot 9, \$10.

Linthicum Estate—Edward S. McKnew to J. Eakin Gadaby, lot 9, \$10.

Whitney Close—Middaugh & Shannon to Anna M. Ulrick, lot 2S, block 6, \$10.

Columbia Heights—Jane Tonks to Ann M. and Eliza Tonks, lot 42, square 2849, \$10.

Petworth—Thomas Bones et al. to Walter L. and Frances Hibble, lot 96, block 37, \$10.

Rosedale and Isherwood—Henry C. Espey, trustee, to Alfred Harding, Richard P. Williams, and Enoch M. Thompson, trustees of Chapel of the Resurrection, lot 116, square 4509, \$10.

Princeton Heights—Kennedy Brothers to James H. Hartiey and Bertha Hartley, lot 174, square 3031, \$10.

Petworth—J. S. Gruver et ux. to Lida T. Oldfield, lot 32, block 5, \$10.

Widow's Mite—William F. Ham et ux. to George B. Wetzel, lot 128, \$10.

Rosetiale and Isherwood—Etthel Maufred to Laura A. Baptist, lot 29, square 4543, \$10.

Laura A. Baptist, lot 20. square 4543, \$10. Suburban.

Randle Highlands-Roger Melling et ux, t Nellie M. Estabrook, lot 8, square 5587, \$10. Randle Highlands-Ethelbert B. Frey et al. trustees, to Alfred Liebman, lot 47, squar-Chavy Chase—Richard M. Powers et ux. to Newman G. Little, lot 1, square 1864, \$10. East Deanwood—C. J. Gockeler et al., trus-tees, to D. H. Roland Drury, lot 21, square 5220, \$1,725.

nard et al., trustees, to John F. Watson lots 16 and 17, block 3, \$10. South Brookland-Joseph Irone et P. Klefer, lot 2, block 1, \$10. Cathedral Highlands-Lida L. Ellis et vir, Frank H., to Catherine M. Kelly, lot 56, squares 4813, \$10. Garfield-Morris Wright to Ollie Wood, lot Garnets—Morris
74, \$200.
Addition to Brookland—John Brough et al.
to Louise Brough, lot 14, block 4, \$10.
Chillium Castle Heights—S. G. Johnson to
Ernest W. Hefner, trustee, lots 79 and 80, Ernest W. Heiner, square 3388, \$10. thany Park-Washington City Realty Com-thany Park-Washington City Realty Com-Albany Park—Washington City Realty Company to Edwin W. Dickle and Earl Wakeman, lots 6 to 9, aquare 1412, \$10.

Pretty Prospect—James B. Nourse et al., trustees, to Charles C. Glover, part, \$10.

Rock of Dunbarton, Resurvey on Lucky Discovery, and Scott's Ordinary—J. Eakin Gadsty et al. to Charles C. Glover, two parts of said tracts, \$10.

Chillum Castle Heights—Washington Land Mortgage Company to Emma Heim, lots 5 and 6, square 3336, \$10.

Linwood Heights—John W. Glennan to Howard Holmes, lot 14, square 5148, \$10.

Wesley Heights—John W. Brawner, trustee, to Walter M. Coleman, lots 13 to 23, block 13, \$2,300.

Wesley Heights—H. Rozier Dulany, trustee, to Walter M. Coleman, lots 4, 5, 12, 13, 14, block 16, and lots 1 to 5, block 17, \$2,425.

Griswold's Addition to Anacostia—Sophie Koernicke to Lilly C. De Walt lot 28, square 5789, \$10.

Stantontown—James H. Simms et al. to Charles Simms, part of same parcel, \$10.

Villa Park—Ciana A. Marden et vir, Edwin R. to O. L. Green, lot 10, block 4295, and lot 43, block 4223, \$314.66.

Wisconsin Avenue Park—Capital Realty Company to Anton Kaspar, lot 24, square 1738, \$10.

Havemayer Tract—J. Miller Kenyon and James B. Archer, ir, trustees to William

Company to Anton Kaspar, lot 24, square 1738, \$10.

Havemayer Tract—J. Miller Kenyon and James B. Archer, fr., trustees, to William Butter Duncan, fr., parcels B. C. D. E. F. G and H \$\(\frac{1}{2}\). The Miller B. C. D. E. F. G and H \$\(\frac{1}{2}\). The Kinnan, lot 33, square 4240, \$338, 12. Same to J. T. Kinnan, lot 34, square 4240, \$338, 12. Same to J. T. Kinnan, lot 34, square 4240, \$338, 12. Same to Samuel A. King, lot 11, square 4243, \$532, 95. Same to Tillie Sievert, lot 58, square 4301, \$144.07.

Columbia Heights—Lewis E. Breuninger et ux. to Sarah J. Watson, lot 80, block 20, \$10. Washington Heights—Flora L. Pipham to Francisco Ginechesi, lot 99, block 8, \$10. Wesley Heights—Charles M. James to George A. Warren, lots 37 to 42, block 11, \$10. H. R. Dulany, trustee, conveyed same property to Charles M. James, \$4,000.

Barry Farm—William E. Stewart to Rachel T. Stewart, north half lot 30, section 7, \$10. Barry Farm—Caroline Hunter to Michael F. Mangan, lot 21, block 3, \$10. Richmond Park—Annie C. Faunce et vir, Solomon E. to Lea Hill, lot 4, square 1909, \$10. Sciomon E. to Lea Hill, lot 4, square 1909, \$10.

Stanton Town—Jacob Simms et al. to James H. Simms, part of parcel 222 over 27, \$10.

Marshali—Edward M. Mollohan to Joseph A. McLane, lots 1 to 10, 16, 17, square 5302; lots 1 to 13, 16 to 28, square 5303; lots 25 to 28, square 5304; lots 22 to 30, and 15, square 5311; lots 1 to 30, square 5312; lots 11 to 30, square 5329; lots 11 to 30, square 5329; lots 11 to 30, square 5329; lots 1 to 30, square 5330; lots 2 to 11, square 5338; lots 1 to 30, square 5331; lots 1 to 8, 15 to 20, square 5336; lots 1 to 16, square 5337, and lot 1, square 5338, \$10. Joseph A. McLanle conveys same property to Charles L. Bowman, trustee, \$10.

GARAGE IN CELLAR OF NEW DWELLING LATEST FEATURE

Architects In Growth of Capital Suburbs.

Evidence of continued activity in building suburban and near-suburban detached houses is illustrated in two widely separated sections of the city-Fourteenth street extended and the hills of Virginia, overlooking the city.

In the former locality the last piece of woodland which, six years ago, was almost continuous from a short distance beyond Park road on out to the old Brightwood Driving Park, at what is now Kennedy street, is disappearing today. That is, on the east side of Fourteenth street.

A square or two altogether remain on the west side. Steam shovels and grading implements are leveling off to the street grade the wooded land on the east side of Fourteenth from Kennedy street south. Already many of the fine trees have disappeared, and most of those remaining will shortly share the same fate.

Huge Trees Cut Down.

While many protest against the destruction of great trees, the realty operators are required to follow the permanent highway and contour scheme of mmediately planting new foliage,

In twenty years, probably, the wisdom of this scheme will be vindicated, as it has been in other sections of the District, where the city plan is followed. In this neighborhood the expansion of the detached building zone is especially noticeable. Saul's Addition, Fourteenth Street Terrors Sixteenth Street High. noticeable. Saul's Addition, Fourteenth Street Terrace, Sixteenth Street Highlands, Sixteenth street extended, all are being developed on the detached-house plan and the present large community of attractive individual homes is rapidly extending. Of course, the section about Chevy Chase and Cleveland Park is older and is also rapidly extending.

Garage In Basement.

New features in detached houses are constantly being introduced. An interesting example is in the new house of Horace G. Smithy, at the corner of Fourteenth and Decatur streets northstory, pebble-dash, occupying a small, triangula lot, too small for a garage

and yard. and yard.

A garage has been introduced, however, into the basement and the grade permits of entering it from the street level. The garage is made fireproof by concrete and brick wall and ceiling construction, and, being on the least conspicuous side of the house, does not may its appearance. mar its appearance.

The approach from the two main sides of the house disclose pleasing colonial porches on one side and a simple colonial entrance on the other.

Activity In Virginia. Over in Virginia this class of building

is also rapidly being constructed by Washington residents. The opening of Washington residents. The opening of the new electric line to Bluemont and miermediate pilints on Monday is expected to accelerate the development. Trains will leave from Thirty-sixth and M, streets northwest. Just beyond the place where the new cot-off from the Great Falls line to the Bluemont branch there is much activity in home building. Lyonhurst. Livingston Halants. Franklin Park. Livingston Heights, Franklin Park, and other places are becoming populous and the communities are artistic in house huilding.

house hullding.

A notable example is in the small subdivision, Lyonhust, Here a small community of admirable houses has grown up. To serve it Frank Lyon is about to erect near his regidence a sixty-foot building which will be water tower agrave and servant's quarters. ower, garage, and servant's quarters, jurist for the place.

tower, garage, and servant's quarters, all in one.

The design of the building, of wich Spelden & Spelden are the architects, is Spanish noission, to be in keeping with the design of Mr. Lyon's residence. It is planned to use the water tower for a community water supply.

Two \$20,000 Houses For Kennedy Brothers

Kennedy Brothers are about to build two \$20,000 residences of Spanish mis-sion style on the east side of Connec-ticut avenue, just north of the bridge on two of the remaining four lots still unimproved. The houses will have green Spanish tile roofs and contain ten rooms and three baths each.

University Acquires St. Rose's Academy

George Washington University today purchased from Thomas H. Pickford the old St. Rose's Academy property at 2023 G street northwest for \$22,500. The university has been renting the building for the past several months and now acquires it permanently by

RESIDENCE NEAR DUPONT CIRCLE TO SHELTER BUSINESS

Many Problems Solved By First Break Into Exclusive Section Is Made By Photographers.

The first break of business beyond the residential confines of Dupont Circle on Connecticut avenue was made today. when C. O. & W. H. Towles bought from C. C. Milburn the four-story residence at 1520 Connecticut avenue, for about \$25,000,

The property is about one hundred eet north of the circle, nearly opposite one of the newest and best residences on the upper avenue. The new owners plan at once to remodel the building at a cost of about \$4,000 and establish a photograph studio.

This is also the first time in Washington that a venture of this kind has been made, although it is not new in New York and Philadelphia.

The sale was made through the office of Shannon & Luchs.

More Poured Cement Houses Are Planned

Plans have been completed for the construction of three more poured cement houses which will be built at Virginia Highlands by the Poured House the city, and the remedy is found in Construction Company. A California bungalow is to be built for D. J. Murray on a plot 75 by 100 feet. A similar house is to be built for J. S. Hahn and another for Dr. Robert Burg. Plans are being prepared for a fourth house for L. J. Benton, of New York.

Steel moulds for this type of construc-Steel moulds for this type of construc-tion have recently been shipped to Cali-fornia, Mexico and Paris and a con-tract has just been closed for twenty Canadian cities, Developments similar to that at Virginia Highlands are go-ing forward in New York, Boston, Chi-cago, Indianapolis and other cities.

Mrs. Earle B. Sanborn Files Suit for Divorce

Cruelty, intoxication, and misconduct are alleged by Mrs. Earle B. Sanborn west. The house is a two-and-a-half in a patition for an absolute divorce filed in the District Supreme Court today against Collingwood Sanborn, a

day against Collingwood Sanborn, a broker in railroad supplies with offices in the Colorado building.

Mrs. Eanborn relates in her bill that her husband refused to recognize her on the beardwalk in Atlantic City, but that when she danzed with some of his friends at Young's Pier at the resore, she attracted such violent recognition from him that it was necessary for a policeman to eject him. She states that she was accompanied by her mother.

er.
The allegation is made by Mrs. Santorn that her husband frequently struck and beat her, and on one of sion knocked her down. She charges that on February 12 he beat her over the head.
Mr. and Mrs. Sanborn were married in Baltimore March 16, 1910, and have one child.

Too Busy to Select The Juvenile Judge

Attorney General Wickersham today announced that he and President Taft have been so busy recently that they have not had time to confer on the matter of naming a judge of the District

Juvenile Court.

Judge William H. De Lacy is expected to be reappointed by many influential citizens of Washington, although there is some talk of appointing a new

Patriotic Services At Baptist Church

At both the morning and evening services tomorrow of the Metropolitan Baptist Church, Sixth and A streets Baptist Church, Sixth and A streets northeast, special patriotic services will be held. The Rev. John Compton Ball, pastor of the church, will speak at 11 a. m. on "The Dangers That Threaten Our Country, and the Remedy." At 8 p. m. he will take as his subject "Why We Love Our Country."

Special music, of fitting character, will be sung at each service. The entire auditorium will be decorated in the national colors, the Clark Bible class having this duty in charge.

Knights of Columbus Go to Marshall Hall

An all-day outing at Marshall Hall marked the celebration today of the thirtcenth anniversary of the institution of Potomas Council, Knights of Columbus. About 100 knights and their families left on the early morning loat, and about the same number went Dog Tag Receipts.

The sale of dog tags for the fiscal year has yielded \$22,000 for the fire and police pension funds of the District for the next six months.



A little south of Mass. Ave. Heights. In the trend of development, away from the crowded blocks. This superb home has been erected on a site overlooking the city. The air is pure and cool, and you can enjoy all of the comforts of suburban life while still living within a few minutes of the center of the city.

Every new-and-up-to-date feature has been incorporated in this home; 3 stories, 9 rooms, tiled bath, hot-water heat, gas and electric lighting, porches front, side and back; upper sleeping porch, large lawn. The price named for this ideal house is only

> Henry W. Offutt, Exclusive Agent, Wisconsin Ave. and N St.



BARGAINS CORNER 10th & DSts. N.E



Especially Convenient for Physician or Dentist.

6, 7 and 8 Room Houses Hardwood Finish Throughout Electric Lights-Hot-Water Heat

Come out any time. Open and lighted until 9 o'clock P. M. These houses will sell for more money in the fall.

H. R. HOWENSTEIN CO. 1314 F Street Northwest